

Office of Real Estate



Vicki Hartung, Team Lead
New Embassy Compound Sites



Who We Are

Organization

Portfolio

Transaction Activity

Contracting Opportunities

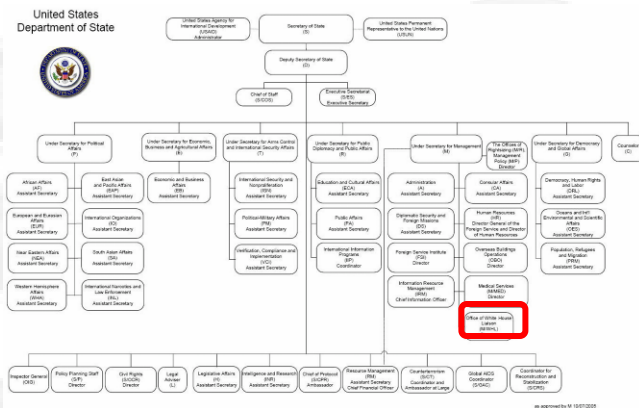
Contracting Methods

Contact Information

Questions

Office of Real Estate

Who We Are



The **Bureau of Overseas Buildings Operations** is the Single Real Property Manager for U.S. Government properties overseas and directs the worldwide buildings program for the Department of State and the U.S. Government community serving abroad under the authority of American Ambassadors.



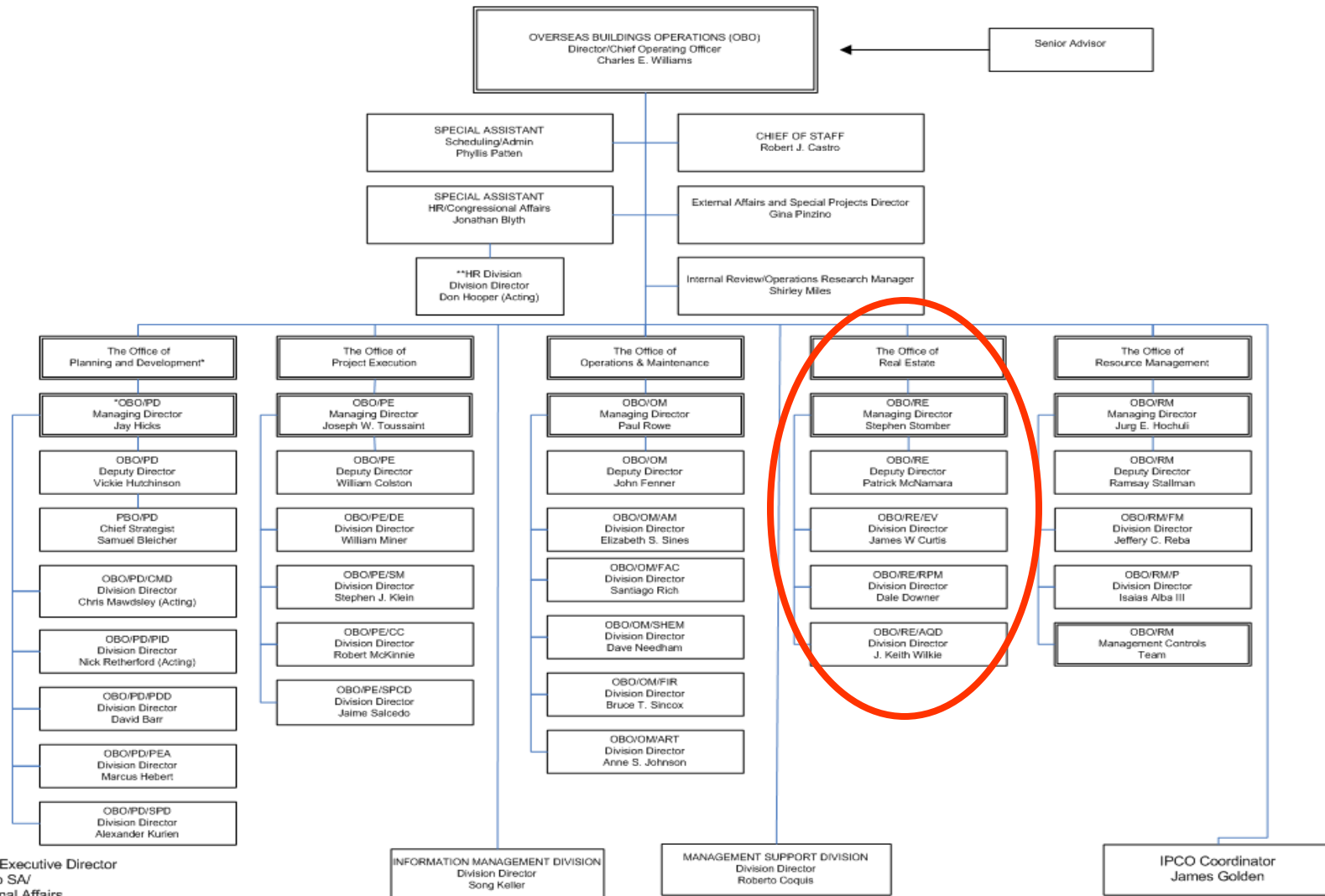
The **Real Estate Office** supports the real estate needs of US Diplomatic Missions worldwide in Real Estate Acquisitions & Disposals, Transaction Management, Negotiations, Lease Management, Housing Policy and Records Management.



April 10, 2007

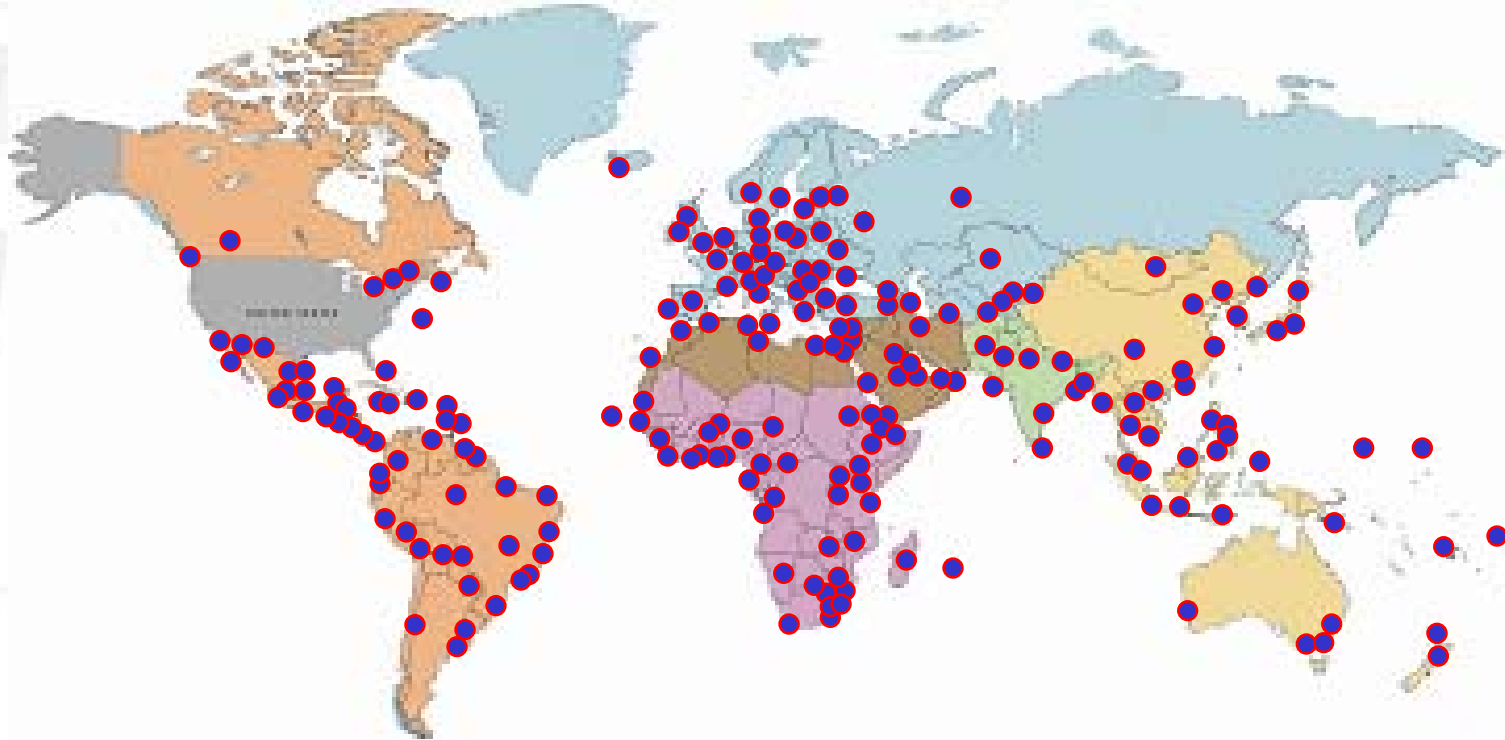
Office of Overseas Buildings
Operations

Overseas Buildings Operations (OBO) Organizational Structure



*Serves as Executive Director
 **Reports to SA/
 Congressional Affairs

Embassies and Consulates in 176 countries / 260 cities overseas / Nearly 75,000 Employees from over 35 US Government Agencies



April 10, 2007

Office of Overseas Buildings
Operations

Over 200 active transactions valued at more than \$1.2 billion

- **Fiscal Year 2006 Activity Summary (10/1/05-9/30/06)**

- Transaction Volume: \$750 million
- Put sites under contract in 17 cities; closed on another 6
- Put 93 residential properties under contract; closed on 18 more
- Sold 20 properties; put 6 others under contract
- Decommissioned 130 properties
- Completed 8 major office lease relocations; signed another 7

- **Fiscal Year 2007 (Current Program Year)**

- Acquiring sites in 10+ cities
- Buying \$25 million worth of residential property
- Selling 30+ properties in 24 cities
- Decommissioning 80 properties in 14 cities

Office of Real Estate

Contracting Opportunities

- Real Estate Brokerage Services
- Real Estate Appraisals
- Site Searches
- Property Acquisitions
- Tenant Representation
- Market Studies
- Legal Services
- Inspection Services
- Translation Services



U.S. Department of State
Contract Number: SALMEC-06-M-1142

Citywide Market Research
Paramaribo, Suriname

August 28, 2006
Submitted by



April 10, 2007

Office of Overseas Buildings
Operations

- IDIQ – Indefinite Quantity
 - Global Real Estate Firms
 - Small Business
 - Awarded by A/LM
 - Managed by Real Estate
 - Typical Services: Site searches, appraisals, disposals



- Local - Post-solicited
 - Local or International Firms
 - Awarded and Managed by Post
 - Typical Services: Legal, inspection, brokerage



- State Department (main site): www.state.gov



- Overseas Buildings Operations Bureau: www.state.gov/obo



- Excess Property (new & evolving): www.govsales.gov
- Doing Business in International Markets: www.state.gov/e/eb/cba
- Federal Business Opportunities: www.fbo.gov

Vicki Hartung

Team Lead

New Embassy Compound Sites

Acquisition & Disposals Division

Overseas Buildings Operations

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